

**VOLUNTARY CLEANUP CONTRACT  
16-4904-NRP**

**IN THE MATTER OF  
PORTION OF THE TRIDENT LANDFILL, CHARLESTON COUNTY  
and  
FICKLING HILL STORAGE, LLC**

This Contract is entered into by the South Carolina Department of Health and Environmental Control and Fickling Hill Storage, LLC with respect to the Property located at Fickling Hill Road, Johns Island, South Carolina. The Property includes approximately 14.54 acres currently identified by Tax Map Serial Number 282-00-00-089. In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of May 12, 2016, and any amendments thereto, by Fickling Hill Storage, LLC, which is incorporated into this Contract and attached as Appendix A.

**AUTHORITY**

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §§ 44-56-710, et seq. (2002 & Supp. 2015, as amended); the South Carolina Hazardous Waste Management Act (SCHWMA), S.C. Code Ann. §§ 44-56-10, et seq. (2002 & Supp. 2015, as amended); the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq. (1994); the State Underground Petroleum Environmental Response Bank Act, (SUPERB Act), S.C. Code Ann. §§ 44-2-10, et seq. (2002 & Supp. 2015, as amended); and the Pollution Control Act, §§ 48-1-10 et seq. (2008 & Supp. 2015, as amended).

**DEFINITIONS**

1. Unless otherwise expressly provided in this Contract, terms used herein shall have the meaning assigned to them pursuant to the Brownfields/Voluntary Cleanup Program, and if not set forth therein, shall have the meaning assigned to them

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pursuant to the SCHWMA, the PCA, the SUPERB Act, or CERCLA.

- A. "Fickling Hill" means Fickling Hill Storage, LLC.
- B. "Beneficiaries" means Fickling Hill's Non-Responsible Party lenders, signatories, parents, subsidiaries, and successors, including new purchasers, lessees, and other parties acquiring an interest in any portion of the Property, but only to the extent that such parties have never been a Responsible Party at the Site.
- C. "Contamination" means the presence of a contaminant, pollutant, hazardous substance, petroleum, or petroleum product.
- D. "Contract" means this Voluntary Cleanup Contract.
- E. "Department" means the South Carolina Department of Health and Environmental Control, or a successor agency of the State of South Carolina that has responsibility for and jurisdiction over the subject matter of this Contract.
- F. "Existing Contamination" shall mean any Contamination present on, or under, the Site as of the execution date of this Contract.
- G. "Property" means the real property as described in the Non Responsible Party Application for Voluntary Cleanup Contract attached as Appendix A, and that is subject to the ownership, prospective ownership, or possessory or contractual interest of Fickling Hill or its Beneficiaries.
- H. "Segregated Sources" means drums, tanks, or similar discrete containers that potentially hold substances that may cause Contamination upon release to the environment. For the purposes of this Contract, segregated sources does not mean any waste material that was formerly placed in the former landfill that was

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on site.

- I. "Site" means all areas where a contaminant, petroleum, or petroleum product has been released, deposited, stored, disposed of, or placed or otherwise comes to be located; "Site" does not include any consumer product in consumer use or any vessel.
- J. "Waste Materials" means any Contamination-causing solid, semi-solid, or liquid material discarded, buried, or otherwise present on the Property, and may include sludge, slag, or solid waste materials such as empty containers and demolition debris or materials containing asbestos, lead-based paint, or petroleum or other contaminants.

## FINDINGS

- 2. Based on the information known by or provided to the Department, the following findings are asserted for purposes of this Contract:

- A. Owners and Operators: The owners and operators of the Property include the following:

Harold W. Price	- 1911
Hector Fancis	1911 – 1971
Midian, Inc.	1971 – 1972
Landent Realty, a Partnership	1972 – 2005
Charleston by the Sea	2005 - 2015
 Buck Busters, LLC	 –2015- Present

- B. Property and Surrounding Areas: The Property is bounded generally to the north by undeveloped land with agricultural lands beyond; to the east by residential and vacant land with residential property beyond; to the south by undeveloped



land with residential property beyond; and to the west by undeveloped land and a utility easement with residential development beyond.

The Property is located in a rural area of Charleston County and is a portion of the Trident Sanitary Landfill (aka Trident Landfill #DWP-005). A Phase I Environmental Site Assessment (Phase I), dated December 14, 2015, prepared by S&ME was submitted in support of this Contract. According to the Phase I, a 2002 Expanded Site Inspection report (ESI) performed by the Department indicated that the Trident Landfill was a privately owned landfill that operated from 1972 to 1979. Municipal garbage, household, and industrial waste was accepted at the site. Industrial wastes included sludge from metal plating processes conducted at the Evans Rule Company. This sludge, according to Department records, contained elemental copper, nickel and chromium, as well as cyanide. In addition, an unknown quantity of chromic hydroxide is believed to have been disposed at the landfill.

The ESI referenced previous assessment work conducted by NUS (an EPA contractor) including a Site Screening Inspection (SSI) in 1989 and a Listing Site Inspection (LSI) in 1990. Both the SSI and LSI found elevated levels of the following contaminants of concern (CoC), prompting the ESI by the Department:

- 1,2-dichloroethane, 1,1-dichloroethane, 1,1-dichloroethene, xylenes, chlorobenzene, vinyl chloride, arsenic, barium, vanadium and zinc in groundwater samples;
- Anthracene, phenanthrene, pyrene, arsenic, barium, vanadium, zinc, chromium and nickel in sediment samples;
- Pentachlorophenol, dieldrin, endrin, arsenic, barium, chromium, cobalt, copper, lead, zinc, and cyanide in surface soil samples; and,
- Toluene, ethylbenzene, xylenes, various polynuclear aromatic hydrocarbons (PAHs), barium, chromium, cobalt, lead, mercury,

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manganese, nickel, and zinc in sub-surface soil samples.

According to the ESI, waste disposal at the landfill involved a trench and fill practice. Standard disposal protocol at the landfill was to dig a trench approximately six to seven feet in depth, fill the trench with refuse, and place a daily cover of soil on top. The landfill was inspected regularly while in operation by the Department, including sampling of groundwater and leachate. Contaminants detected during these sampling events include:

- benzene, 1,2-dichloroethane, 1,1-dichloroethane, 1,1-dichloroethylene, ethylbenzene, toluene, phenols, chlorobenzene, chromium, copper, lead, mercury, and zinc.

Upon closure in 1979 when the landfill reached capacity, a two-foot soil cover was placed over the landfill. As of 2002, according to the ESI, leachate from the landfill was observed in two nearby areas on the northwest corner of the site. According to the ESI, three groundwater monitoring wells (wells) were installed on-site. Concentrations of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) were detected in each of the wells. Benzene, at 230 micrograms per liter ( $\mu\text{g/l}$ ), and chlorobenzene, at 260  $\mu\text{g/l}$ , were reported at concentrations greater than the USEPA Maximum Contaminant Levels (MCLs) of 5.0  $\mu\text{g/l}$  and 100  $\mu\text{g/l}$ , respectively.

Multiple piles of roofing shingles and other construction debris are present on the Property, primarily on the western portion. These piles were also observed during a Phase I ESA performed in September 2010.

Tires, trash, and other household debris are present in the drainage ditch along the southern side of the Property and beyond.

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A gun range is present on the eastern portion of the property. The range consists of a small building on the southern side of the Property, stationary targets set up at intermediate distances on poly sheeting (presumably to keep vegetation down), and an earthen berm with targets downrange to the north.

C. Applicant Identification: Fickling Hill is a State of South Carolina limited liability company with its principal place of business located at 3212 Eenjy Lane, Johns Island, South Carolina 29445. Fickling Hill affirms that it has the financial resources to conduct the response action pursuant to this Contract.

D. Proposed Redevelopment: Fickling Hill will acquire the Property and intends to develop the Property as a self-storage facility.

#### BONA FIDE PROSPECTIVE PURCHASER STATUS

3. Fickling Hill certifies that it and its members are not a current owner of the Property, or parent, successor or subsidiary of a current or past owner of the Property; is not a Responsible Party for the Site, or a parent, successor or subsidiary of a Responsible Party for the Site; and have not had any involvement with the Property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program. Fickling Hill also certifies that it and its members are eligible to be a Bona Fide Prospective Purchaser for the Property.

#### RESPONSE ACTION

4. Fickling Hill agrees to conduct the response actions specified in the sub-paragraphs below. An initial Work Plan shall be submitted by Fickling Hill, or its designee, within thirty (30) days after the date of execution of this Contract by the Department, or such earlier or later date if approved by the Department's project manager. A report of the assessment results shall be submitted by Fickling Hill, or its designee in accordance with the schedule provided in the initial Work Plan. Fickling Hill acknowledges that the assessment may find distributions of Existing Contamination

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requiring additional assessment and/or response action on the Property that cannot be anticipated with this Contract. Fickling Hill agrees to perform the additional assessment and/or response actions consistent with the intended uses of the Property under the purview of this Contract; however, Fickling Hill may seek an amendment of this Contract to clarify its further responsibilities. Fickling Hill shall perform all actions required by this Contract, and any related actions of Fickling Hill's choosing not expressly required by this Contract, pursuant to Work Plans and/or Addenda approved by the Department.

A. Work Plan Logistics:

- 1). The Work Plan(s) shall set forth a schedule and methods for assessment and corrective action activities detailed herein.
- 2). The Work Plan(s) shall be submitted to the Department in the form of one hard copy and one electronic copy of the entire Work Plan on a compact disk (in .pdf format).
- 3). All activities undertaken pursuant to this Contract shall be consistent with S.C. statutes, regulations, and permitting requirements (e.g., stormwater management and waste disposal regulations). Fickling Hill shall identify and obtain the applicable permits before beginning any action.
- 4). The Work Plan(s) shall be in accordance with accepted industry standards and shall be signed and sealed by a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 5). The Work Plan(s) shall provide detailed information about the proposed sampling points, collection methods, analytical methods, quality assurance procedures, and other pertinent details of the assessment and/or corrective measures activities consistent with the following:
  - a). Sample collection methodologies shall be consistent with the US EPA Region IV Field Branches Quality System and Technical Procedures.
  - b). All monitoring wells and groundwater sampling points shall be constructed in accordance with the South Carolina Well Standards, 6 S.C. Code Ann.

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Regs. 61-71 (2012, as amended). The Work Plan shall provide sufficient detail to support issuance of the well approvals by the Department.

c). The laboratory analyses for samples taken pursuant to the Work Plan are specified in the media-specific sub-paragraphs below, but may include any of the following:

- i. the full EPA Target Analyte List (TAL);
  - i). EPA Target Analyte List excluding cyanide (TAL-Metals);
- ii. the full EPA Target Compound List (TCL);
  - i). EPA Target Compound List Volatile Organic Compounds (TCL-VOCs);
  - ii). EPA Target Compound List Semi-Volatile Organic Compounds (TCL-SVOCs);
  - iii). EPA Target Compound List Pesticides (TCL-Pesticides);
  - iv). EPA Target Compound List Polychlorinated Biphenyls (TCL-PCBs).

d). All analytical methods shall use appropriate detection levels to allow comparison to the media-specific screening criteria listed in the "United States Environmental Protection Agency Regional Screening Levels for Chemical Contaminants at Superfund Sites" (EPA RSLs) in effect at the time of sampling. The applicable Protection of Groundwater Soil Screening Level (SSL) shall be the "MCL-Based SSL", if listed. If the applicable screening criteria are lower than achievable detection levels, the analytical method shall use the lowest achievable detection levels.

6). The Work Plan shall include the names, addresses, and telephone numbers of Fickling Hill's consulting firm(s), analytical laboratories, and Fickling Hill's contact person for matters relating to this Contract and the Work Plan.

a). The analytical laboratory shall possess applicable Certification defined in the State Environmental Laboratory Certification Program, 7 S.C. Code Ann. Regs. 61-81 (2012, as amended), for the test method(s) and parameters specified in the Work Plan.

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- b). Fickling Hill shall notify the Department in writing of any changes concerning the consulting firm(s), contact person(s), or laboratory identified in the Work Plan.
- 7). The Department will notify Fickling Hill in writing of approvals or deficiencies in the Work Plan.
- 8). Fickling Hill, or its designee, shall respond in writing within thirty (30) days of receipt of any comments on the Work Plan by the Department.
- 9). Fickling Hill shall begin implementation of the Work Plan as soon as reasonably possible after receipt of written approval of the Work Plan by the Department.
- 10). Fickling Hill shall inform the Department at least five (5) working days in advance of all field activities conducted pursuant to the Work Plan, and shall allow the Department, or its authorized representatives, to take duplicates of any samples if desired.
- 11). Fickling Hill shall preserve items on the Property that may: 1) provide evidence of a Potentially Responsible Party's involvement at the Site; 2) lead to the discovery of other areas of Contamination at the Site; or 3) contain environmental information related to the Site. Such items may include drums, bottles, labels, business and operating records, contracts, Site studies, investigations, and other physical or written materials relating to the Site. Fickling Hill shall notify the Department of the location of any such items, and provide the Department with an opportunity to inspect any materials or copy any documents at the Department's expense prior to destruction of said items.

**B. Report Logistics**

- 1). Report(s) shall be prepared in accordance with accepted industry standards and shall be certified by signature and seal of a Professional Engineer or Professional Geologist duly licensed in South Carolina.
- 2). The report(s) of assessment and/or corrective measures activities shall

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include a discussion of investigation methods and any deviations from the Department approved Work Plan. Report(s) shall also include tables and figures to summarize all data, a surveyed map documenting sampling locations, documentation of field observations including well core logs, sample descriptions, field screening results, and all laboratory analytical data.

- 3). All report(s) shall be submitted to the Department in the form of one hardcopy and one electronic copy of the entire report on a compact disk (in .pdf format).

C. Assess Waste Materials and Segregated Sources:

- 1). Fickling Hill shall characterize all Waste Materials and Segregated Sources identified below; however, this requirement specifically excludes characterization of Waste Materials or Segregated Sources that were previously deposited in the former landfill. Assessment shall include an evaluation of contaminant concentrations and an estimation of the quantity or extent of each type of Waste Material or Segregated Source, as applicable, or as specified below.
  - a). Roofing shingles and construction debris; and
  - b). Tires, trash, and other household debris present in the drainage ditch.
- 2). Fickling Hill shall also characterize for disposal any other Waste Material and Segregated Sources other than Waste Materials or Segregated Sources that were deposited in the former landfill that may be discovered on the Property at any time during assessment, response actions or development activities in accordance with applicable regulations.
- 3). Upon discovery of any Segregated Source that has not yet released all of its contents to the environment, Fickling Hill shall stabilize or remove the Segregated Source from the Property in a reasonable amount of time under the circumstances.
- 4). Fickling Hill shall immediately notify the Department if a release of



Contamination occurs as a result of its assessment, stabilization or removal actions. Fickling Hill shall assess the impact of the release and take necessary action in accordance with a Department approved plan.

D. Conduct a well survey:

- 1). Fickling Hill shall map all public and private wells used for drinking water supply within a one-half mile radius of the Property, and wells used for irrigation or other non-drinking water use within a one-quarter mile radius.
- 2). Fickling Hill shall report sufficient information to the Department to allow the Department to secure permission to sample the wells. At a minimum, this information shall include the: 1) Location of the well; 2) Identity and mailing address of the well owner; and, 3) Telephone number, if publicly available or otherwise known to Fickling Hill, of the well owner or occupant of the residence served by the well.

E. Assess for the presence of methane:

- 1). Fickling Hill shall evaluate methane concentrations within the landfill. Methane sampling shall include a minimum of ten (10) monitoring points.
- 2). Methane concentrations shall not meet or exceed the lower explosive limit for methane without Fickling Hill implementing an approved methane management plan.
- 3). Fickling Hill agrees to implement a methane monitoring program, if warranted. Fickling Hill shall continue methane monitoring in accordance with a Department approved plan until the Department determines that monitoring results satisfactorily demonstrate that methane is not generating at or in excess of the lower explosive limit. Based on methane monitoring results, Fickling Hill shall implement appropriate methane management procedures, approved by the Department, to prevent methane accumulation beneath the pavement and migration of methane off Property at or in excess of the lower explosive limit. Should results of methane monitoring indicate that methane

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is accumulating beneath the pavement and/or at the Property boundaries at or in excess of the lower explosive limit, Fickling Hill agrees to implement additional methane control/management measures in accordance with a Department approved plan to address methane in a manner consistent with the intended future use of the Property.

- 4). Based upon the results of the methane sampling, a reduction in sampling frequency may be appropriate, subject to approval from the Department

F. Assess Cover Thickness

- 1). Fickling Hill shall install exploratory borings to determine the depth of the existing cover. Additionally, Fickling Hill shall ensure that an approximate 2 feet of cover, or other suitable barrier, remains over the footprint of the landfill or implement other measures, which shall prevent exposure to the waste material.

G. Assess soil quality across the Property:

- 1). Fickling Hill shall collect and analyze a minimum of 9 soil samples from 8 locations on the Property. Fickling Hill shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2 foot minimum depth) from each of the following locations:
  - a). Two locations beneath the roofing shingles and construction debris;
  - b). Two locations within the gun range (to be analyzed for TAL metals); and
  - c). Four locations randomly selected from the exploratory borings installed throughout the landfill to be composited into one surface and one subsurface soil sample for laboratory analysis.
- 2). Unless otherwise specified above, each surface soil sample shall be analyzed for TAL-Metals and SVOCs. Each subsurface sample shall be analyzed for TAL-Metals, VOCs and SVOCs. A minimum of one surface and one subsurface sample shall be analyzed for the full EPA-TAL (includes cyanide) and EPA-TCL.

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- 3). Soil quality results shall be compared to the EPA RSL Resident and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.

H. Assess groundwater quality:

- 1). Fickling Hill shall assess groundwater quality and flow direction across the Property. Assessment shall include samples from a minimum of three (3) monitoring wells installed to bracket the water table. The wells shall be spaced throughout the landfill in locations suitable to evaluate groundwater flow direction.
- 2). Samples from all groundwater monitoring wells shall be analyzed for TAL-Metals, VOCs and SVOCs. In addition, the sample from one well shall be analyzed for the full EPA-TAL (includes cyanide) and EPA-TCL.
- 3). Groundwater quality results shall be compared to the primary maximum contaminant level (MCL) standards in the State Primary Drinking Water Regulations, 4 S.C. Code Ann. Regs. 61-58 (2011 & Supp. 2015, as amended), or, if not specified in R.61-58, to the EPA RSL for "Tapwater."

I. Assess surface water and sediment quality:

- 1). Fickling Hill shall collect and analyze two (2) sediment and two (2) corresponding water samples, if present, from the drainage ditch on the Property. The samples shall be collected at the following locations:
  - a). In two areas potentially impacted by the tires, trash, and other household debris present in the drainage ditch.
- 2). All surface water and sediment samples shall be analyzed for the TAL-Metals, VOCs and SVOCs.
- 3). Surface water quality results shall be compared to the values in the Water Classifications and Standards, 6 S.C. Code Ann. Regs. 61-68 (2012, as amended), based on consumption of either "water and organisms" or "organisms only" as applicable for the water body. Sediment samples shall

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be compared to the Ecological Screening Values in EPA Region 4 Ecological Risk Assessment – Supplement to Risk Assessment Guidance for Superfund (RAGS).

J. Evaluate and control potential impacts to indoor air:

- 1). Fickling Hill shall evaluate potential impacts to indoor air if the Department determines that the concentrations of VOCs present in the subsurface pose a threat to indoor air quality based on EPA OSWER “Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air” dated June 2015 and supplemental EPA guidance. The Department’s decision will be constrained towards predicting commercial exposures consistent with the building construction that is proposed to be used on the Property.
- 2). If required, Fickling Hill shall submit a Vapor Intrusion Assessment Work Plan followed by a report of the results.
  - a). For future buildings, Fickling Hill’s evaluation of vapor intrusion risk shall, unless otherwise agreed to by the Department, consist of collection and analysis of a representative number of soil gas samples from the proposed footprint of buildings to be constructed on the Property over areas potentially subject to vapor intrusion.
  - b). Soil gas samples shall be analyzed for all site related volatile compounds by appropriate methods capable of detecting soil gas concentrations at screening levels indicative of a  $10^{-6}$  cancer risk or a hazard quotient of 1 (or 0.1 as applicable) for non-carcinogens based on an appropriate attenuation factor.
  - c). Soil gas sampling results and predicted indoor air concentrations shall be compared to screening levels indicative of a  $10^{-6}$  cancer risk or a hazard quotient of 1 (or 0.1 as applicable) for non-carcinogens based on the EPA OSWER “Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air” dated

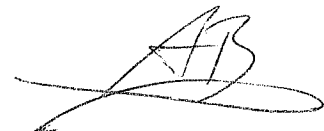
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June 2015 and supplemental EPA guidance.

- 3). Should the results of the Vapor Intrusion Assessment indicate that contaminant concentrations exceed levels indicative of a 10<sup>-6</sup> cancer risk or a hazard quotient/hazard index of 1 for non-carcinogens for the proposed use of the Property, Fickling Hill shall evaluate options for corrective measures and engineering controls to ensure acceptable indoor air quality. At a minimum, Fickling Hill shall propose and implement engineering controls to mitigate contaminant vapor intrusion to meet acceptable levels in accordance with Paragraph 4.K of this Contract.
- 4). The Department may allow Fickling Hill to implement pre-emptive vapor intrusion mitigation measures in lieu of the above Vapor Intrusion Assessment. Vapor intrusion mitigation measures shall be completed and evaluated in accordance with Paragraph 4.K of this Contract.

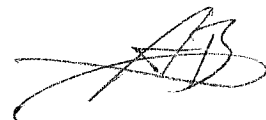
K. Institute reasonable Contamination control measures:

- 1). Fickling Hill shall stabilize or remove from the Property any Segregated Sources of Contamination that have not yet released all of its contents to the environment.
  - a). The contents of the Segregated Sources shall be properly reused or disposed of in accordance with regulations.
  - b). Fickling Hill shall document the characterization results and ultimate disposition of the materials to the Department within sixty (60) days of removal of any material from the Property.
- 2). Fickling Hill shall take reasonable measures to limit or prevent human exposure to Existing Contamination on the Property.
  - a). Corrective measures shall be required for Waste Materials and Contamination, excluding those wastes that were previously deposited or disposed in the former landfill, present in any media on the Property with concentrations in excess of appropriate human-health risk-based exposure standards with plausibly complete routes of exposure. Known

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media or Waste Materials that require Corrective Measures include, but may not be limited to, the following:

- i. Roofing shingles and construction debris; and
  - ii. Tires, trash, and other household debris present in the drainage ditch.
- b). The corrective measures shall be proposed in a Corrective Measures Plan to be approved by the Department prior to implementation, and shall be consistent with the intended future use of the Property. Corrective measures may include removal, encapsulation, barriers, or other methods reasonably expected to limit human exposures to the Contamination. Such corrective measures shall not prohibit the use of gravel roads and drive aisles where incorporated into the design of the development of the Property.
- c). If required, vapor intrusion control measures shall be designed to effectively mitigate vapor intrusion risk to a  $10^{-6}$  risk for carcinogens and a hazard quotient/hazard index of 1 for non-carcinogens based on current EPA RSLs and guidance on vapor intrusion. All vapor intrusion control measures shall include measures to confirm that the vapor mitigation system is effective, and measures to ensure and document proper and effective operation and maintenance of the vapor intrusion mitigation system for as long as it is required at the Property. The Department shall give reasonable consideration of data or other demonstration that shows any unacceptable indoor air contaminant concentrations do not result from the subsurface conditions.
- d). Fickling Hill may request Department approval to conduct a site-specific risk assessment to determine levels of Contamination that are acceptable for the intended use of the Property. The risk assessment shall be conducted in accordance with EPA Risk Assessment Guidance for Superfund. Prior to conducting the risk assessment, Fickling Hill shall submit for Department approval, an overview of risk assessment

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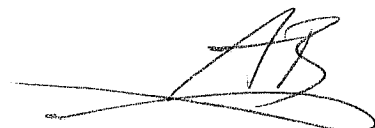


assumptions including identification of Contamination exposure routes, the type and duration of possible exposures, the magnitude of exposure, and any data gaps that need to be addressed to complete the risk assessment.

- e). In the event that development of the Property will require disturbance of contaminants in soil or groundwater, Fickling Hill shall propose a Media Management Plan. This plan shall identify procedures for management of contaminated soil and groundwater that may be encountered during development activities on the Property. The Media Management Plan shall address management of contaminated media when encountered on the Property, its characterization if necessary for offsite disposal, and identification of the final disposal location for all contaminated media.
- f). Upon completion of any corrective measures, Fickling Hill shall provide a Corrective Measures Report to document satisfactory completion of the corrective measures for Department review and approval prior to obtaining a Certificate of Completion.
- g). In the event that corrective measures include engineering controls that must be maintained and monitored for future use of the Property, a Stewardship Plan may be required by the Department. If required, the Stewardship Plan shall identify procedures for management of contaminated media that may be encountered as a result of any disturbance of the engineering controls, and for repair or replacement of the engineering controls.

L. Monitor and/or abandon the monitoring wells:

- 1). Fickling Hill shall implement a groundwater-monitoring program if required by the Department. Continued monitoring requirements will be based on the Department's determination of potential adverse effects on nearby receptors, i.e., individuals that are presently or potentially exposed to Contamination.
- 2). The Department will determine the frequency and duration of the monitoring

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program on a case-specific basis.

- 3). Fickling Hill may abandon the monitoring well(s) when the Department determines there are no further needs for wells. The wells shall be abandoned in accordance with South Carolina Well Standards, 6 S.C. Code Ann. Regs. 61-71 (2012, as amended).

#### HEALTH AND SAFETY PLAN

5. Fickling Hill shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan shall be submitted to the Department in the form of one electronic copy on compact disk (in .pdf format). Fickling Hill agrees that the Health and Safety Plan is submitted to the Department only for informational purposes. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by Fickling Hill.

#### PUBLIC PARTICIPATION

6. Fickling Hill and the Department will encourage public participation to implement this Contract as follows:
  - A. The Department will provide notice, seek public comment, and initiate a thirty (30) day claim contribution notification period in accordance with established procedures consistent with S.C. Code Ann. § 44-56-750 upon signature of this Contract by Fickling Hill.
  - B. Fickling Hill shall erect a sign at major entrances onto the Property or other locations routinely accessible by the public. The sign(s) shall be erected no later than one (1) day after the Department's public announcement about the Contract in a newspaper of general circulation in the community.
    - 1). The sign(s) will state "Voluntary Cleanup Project by Fickling Hill Storage, LLC under Voluntary Cleanup Contract 16-4904-NRP with the South Carolina

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Department of Health and Environmental Control.” The sign(s) shall provide a brief description of the scope of activities under the Contract, and contact information, including telephone number and address, for a representative of Fickling Hill. Contact information for the Department shall state “TOLL-FREE TELEPHONE: 1-866-576-3432”.

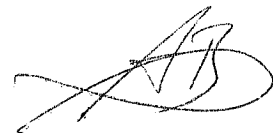
- 2). All sign lettering must be of sufficient size to be legible with un-aided normal eyesight from the point where the public will normally pass by the Property without intruding onto the Property.
- 3). Fickling Hill shall submit photographs of the sign(s) and a Property drawing showing the location(s) of the sign(s). The photographs shall be submitted to the Department within ten (10) days of erecting the sign(s).
- 4). Fickling Hill agrees to revise the sign if the Department determines the sign is inaccurate, not legible, or otherwise ineffectively placed.
- 5). Fickling Hill shall maintain the sign(s) in legible condition and at visible locations throughout the duration of the Contract period until a Certificate of Completion is issued on the Property.
- 6). The sign(s) may be removed to accommodate building or grading activities; however, Fickling Hill shall restore the sign(s) within two (2) days to its original location, or other publicly accessible location upon notice to the Department.

#### PROGRESS UPDATES

7. Fickling Hill shall submit periodic written updates to the Department’s project manager until such time as all activities related to the Property are complete pursuant to this Contract. The first update shall be due within 90 days of Work Plan approval and semi-annually thereafter.

A. The updates may be in summary letter format, but should include information about:

- 1). The actions taken under this Contract during the previous reporting period;

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- 2). Actions scheduled to be taken in the next reporting period;
- 3). Sampling, test results, and any other data in summary form, generated during the previous reporting period regardless of whether the data was collected pursuant to this Contract; and,
- 4). A description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.

B. The Department's project manager may allow an extended schedule between updates based on case specific conditions.


#### SCHEDULE

8. Fickling Hill shall perform all activities and response actions pursuant to this Contract in an expeditious manner. In the event that circumstances cause a delay in implementation of the response actions, the Department may require implementation of interim measures to stabilize Contamination or prevent unacceptable exposures. Fickling Hill shall implement the interim measures in accordance with a Department-approved plan.

#### DECLARATION OF COVENANTS AND RESTRICTIONS

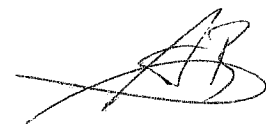
9. Fickling Hill or its Beneficiaries shall enter, and record, a Declaration of Covenants and Restrictions (Declaration) for the Property to restrict the use of the Property from residential, recreational, agricultural, child day care, and adult day care use; to maintain a suitable cover over the landfill as an engineering control; and to prohibit the use of groundwater on the Property. Additional restrictions may be required based on the response actions completed under this Contract. The recorded Declaration shall be incorporated into this Contract as an Appendix and shall be implemented as follows:

A. The Department shall prepare and sign the Declaration prior to providing it to Fickling Hill. An authorized representative of Fickling Hill or its Beneficiaries shall



sign the Declaration within ten (10) days of receipt. All signatures shall be witnessed, and signed and sealed by a notary public.

- B. Fickling Hill or its Beneficiaries shall record the executed Declaration with the Registrar of Deeds or Mesne Conveyance for the county where the Property is located.
- C. Fickling Hill or its Beneficiaries shall provide a copy of the recorded Declaration to the Department within sixty (60) days of the Department's execution. The copy shall show the date and Book and Page number where the Declaration has been recorded.
- D. In the event that Contamination exceeds levels acceptable for unrestricted use (EPA RSLs for residential use and/or MCLs) on a portion of the Property, Fickling Hill or its Beneficiaries may create a new parcel of that portion of the property that will be subject to the Declaration.
- E. The Declaration shall be noted on the master deed of any planned development for the Property and noted, or referenced thereafter, on each individual deed of property subdivided from the Property and subject to the Declaration.
- F. The Declaration shall reserve a right of entry and inspection for Fickling Hill or its Beneficiaries that may be transferred to another single individual or entity for purposes of compliance monitoring.
  - 1). Fickling Hill or its Beneficiaries shall ensure that the restrictions established by the Declaration remain on any subdivided property.
  - 2). Fickling Hill or its Beneficiaries shall create a procedure to provide a single point of contact responsible for documenting current land use and compliance with the Declaration regardless of the Property's ownership status. The procedure shall be reviewed and approved by the Department

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before it is implemented.

- G. The Declaration shall provide that the Department has an irrevocable right of access to the Property after Fickling Hill acquires the Property, and such right of access shall remain until remediation is accomplished for unrestricted use and monitoring is no longer required. Such access shall extend to the Department's authorized representatives and all persons performing response actions on the Property under the Department's oversight.
- H. Fickling Hill or its Beneficiaries, or the individual or entity responsible for compliance monitoring, shall annually document the Property's land use and compliance with the Declaration to the Department. The report shall be submitted by May 31<sup>st</sup> in a manner and form prescribed by the Department.
- I. The Department may amend the Declaration in response to changes in law, completion of remedial actions meeting the applicable standards in effect at the time, or if other circumstances of the Property change; however, said amendment shall not be applied retroactively unless expressly provided for in the legislation. An amendment may strengthen, relax, or remove restrictions based on the EPA RSL Summary Table in effect at that time; however, the Department shall not impose a more restrictive condition based solely on changes in the EPA RSL Summary Table. An amendment to the Declaration shall be duly executed and recorded using procedures similar to those detailed above.

#### NOTIFICATION

- 10. All notices required to be given by either party to the other shall be in writing. Each party shall have a continuing obligation to identify a contact person, whose name, address, and telephone number must be updated to the other party, throughout the term of the Contract. Notices by electronic mail or facsimile shall be acceptable if acknowledged in writing by the recipient; with the delivery date being the date of

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acknowledgment or earlier date if stated in the acknowledgment. All other forms of notice shall be deemed sufficiently given if delivered at the address shown below, or at such place or to such agent as the parties may from time to time designate in writing, by: 1) regular U.S. Mail by which notice shall be deemed to occur seven (7) days after the postmark date; 2) Certified or Registered Mail by which notice shall be deemed to occur on the date received as shown on the receipt; 3) Commercial delivery service company by which notice shall be deemed to occur on the date received as shown on the receipt; or, 4) hand delivery to the other party.

A. All correspondence, notices, work plans, and reports shall be submitted to:

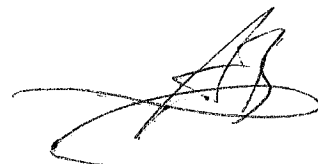
Jerry Stamps  
Bureau of Land and Waste Management  
2600 Bull Street  
Columbia, South Carolina 29201

B. All correspondence and notices to Fickling Hill shall be submitted to Fickling Hill's designated contact person who as of the effective date of this Contract shall be:

Adam Baslow, President  
3212 Eenjy Lane  
Johns Island, South Carolina 29445

#### FINANCIAL REIMBURSEMENT

11. Fickling Hill or its Beneficiaries shall reimburse the Department for its public participation costs and for oversight costs of activities specific to this Contract as provided by S.C. Code Ann. § 44-56-750(D). The oversight costs shall include the direct and indirect costs incurred by the Department in implementing the Voluntary Cleanup Program as related to this Contract, and any future amendments thereto, and may include costs related to this Contract and incurred by the Department prior

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to execution of this Contract. Invoices for oversight costs will be sent to Fickling Hill on a quarterly basis. All costs are payable within thirty (30) days of the Department's invoice submitted to:

Adam Baslow, President  
3212 Eenjy Lane  
Johns Island, South Carolina 29445

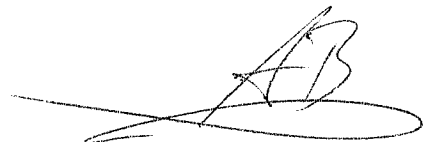
- A. Failure to submit timely payment for costs upon receipt of the Department's invoice is grounds for termination of the Contract pursuant to paragraph 16 herein.
- B. Payment for costs incurred by the Department pursuant to this Contract shall become immediately due upon termination of the Contract by any party pursuant to paragraph 16 herein.

#### ACCESS TO THE PROPERTY

- 12. Fickling Hill agrees the Department has an irrevocable right of access to the Property for environmental response matters after Fickling Hill acquires the Property. This right of access remains until such time as remediation is accomplished for unrestricted use and monitoring is no longer required, and shall extend to the Department's authorized representatives and all other persons performing response actions on the Property under the Department's oversight.

#### CERTIFICATE OF COMPLETION AND COVENANT NOT TO SUE

- 13. A Certificate of Completion shall be issued to Fickling Hill or its Beneficiaries for the Property under this Contract as follows:
  - A. Fickling Hill or its Beneficiaries shall request a Certificate of Completion pursuant to S.C. Code Ann. § 44-56-750(C)(1) after the response actions are completed

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and any required Declarations are recorded pursuant to this Contract. The request shall be in writing and shall report 1) the amount of soil that was removed or remediated on the Property; and 2) the cost of all environmental work conducted pursuant to this Contract.

B. Pursuant to § 44-56-750(C)(1) the Department shall issue the Certificate of Completion with its covenant not to sue upon determining that Fickling Hill or its Beneficiaries has successfully and completely complied with the Contract and the voluntary cleanup approved under S.C. Code Ann. §§ 44-56-710 through 760.


C. The Department may issue a Provisional Certificate of Completion if the substantive response actions required under this Contract are complete and a required Declaration has been recorded but all actions under this Contract have not been completed due to Property-specific circumstances.

1). A Provisional Certificate of Completion will include specific performance standards that Fickling Hill or its Beneficiaries shall continue to meet.

2). The Provisional Certificate of Completion may include the Department's covenant not to sue for Existing Contamination; however, said covenant shall be automatically revoked if Fickling Hill or its Beneficiaries do not satisfactorily complete the requirements of the Contract as stipulated in the Provisional Certificate of Completion.

#### ECONOMIC BENEFITS REPORTING

14. Fickling Hill or its Beneficiaries shall report information to the Department that demonstrates that the activities pursuant to this Contract have been beneficial to the State and community. The report shall be submitted within two (2) years after the execution date of this Contract, and annually thereafter until two (2) years after redevelopment of the Property is complete. Fickling Hill shall summarize the new operations at the Property, the number of jobs created, the amount of property

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taxes paid, and the total amount invested in the Property for property acquisition and capital improvements.

#### CONTRACT OBLIGATIONS AND PROTECTIONS INURE

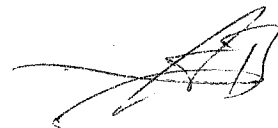
15. The terms, conditions, obligations and protections of this Contract apply to and inure to the benefit of the Department, Fickling Hill, and its Beneficiaries as set forth below. The following stipulations apply to ensure the transition of all obligations and protections to successive Beneficiaries for any portion of the Property:

A. Fickling Hill or its Beneficiaries shall provide a copy of this Contract and applicable Appendices to any subsequent Beneficiary. Transmittal of the Contract copy may be via any commonly accepted mechanism.

B. If the Certificate of Completion has not been issued, Fickling Hill or its Beneficiaries shall request approval from the Department prior to transferring the obligations and protections of this Contract to a new person or entity. The Department shall not unreasonably withhold its approval upon receipt of a Non-Responsible Party Application for Voluntary Cleanup Contract documenting that the new person or entity:

- 1). Is not a Responsible Party for the Site;
- 2). Has sufficient resources to complete the activities of this Contract;
- 3). Will not use the Property for activities that are inconsistent with the terms and conditions of this Contract;
- 4). Will assume the protections and all obligations of this Contract; and,
- 5). Will, in the Department's sole discretion, provide a measurable benefit to the State and the community as a result of this transfer.

C. If the Certificate of Completion has been issued and the portion of the Property is subject to a Declaration or other ongoing obligation pursuant to this Contract, Fickling Hill or its Beneficiaries shall provide written notification to the Department



identifying the new individual or entity within thirty (30) days after the effective date of the ownership change or other possessory transfer of the Property.

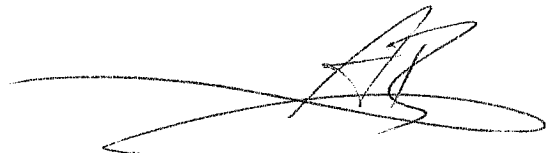
- 1). The notification shall include a signed statement from the new individual or entity that its use of the Property will remain consistent with the terms of the Contract and the Declaration, and that it will assume the ongoing obligations and protections of this Contract.
- 2). This requirement is waived for an individual or entity acquiring a portion of the Property for individual commercial use provided the Declaration is noted on the master deed for the planned development, and the Department has approved the procedure for a single point of contact responsible for documenting current land use and compliance with the Covenant.

#### CONTRACT TERMINATION

16. Fickling Hill, its Beneficiaries, and the Department each reserve the right to unilaterally terminate this Contract by giving thirty (30) days advance written notice to the other party. Termination shall be subject to the following:

A. The Department may not terminate this Contract without cause and before termination, shall provide Fickling Hill or its Beneficiaries an opportunity to correct the cause(s) for termination, which may include, but is not limited to, the following:

- 1). Failure to complete the terms and conditions of this Contract;
- 2). Change in Fickling Hill's or its Beneficiaries' business activities on the Property or use of the Property that are inconsistent with the terms and conditions of this Contract;
- 3). Failure to submit timely payment for costs upon receipt of the Department's invoice;
- 4). Failure of Fickling Hill or its Beneficiaries to implement appropriate response actions for additional Contamination or releases caused by Fickling Hill or its Beneficiaries;

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- 5). Knowingly providing the Department with false or incomplete information or knowing failure to disclose material information;
  - 6). Failure by Fickling Hill or its Beneficiaries to obtain the applicable permits from the Department for the response actions or other activities undertaken at the Property pursuant to this Contract; or,
  - 7). Failure by Fickling Hill or its Beneficiaries to make material progress toward the expansion, redevelopment, or reuse of the property as determined by the Department upon consideration of Fickling Hill's or its Beneficiaries' marketing efforts, regional economic conditions, and other pertinent information on the Property.
- B. Should Fickling Hill or its Beneficiaries elect to terminate, that party shall certify to the Department's satisfaction that any environmental or physical hazards caused or contributed by Fickling Hill or its Beneficiaries have been stabilized or mitigated such that the Property does not pose hazards to human health or the environment.
- C. Termination of this Contract by any party does not waive the Department's authority to require response action under any applicable state or federal law.
- D. Termination of this Contract by any party does not end the obligations of Fickling Hill or its Beneficiaries to pay costs incurred by the Department pursuant to this Contract. Payment for such costs shall become immediately due.
- E. Upon termination, the protections provided under this Contract shall be null and void as to any party who participated in actions giving rise to termination of the Contract. Revocation of protections shall also apply to that party's lenders, parents, subsidiaries, and successors, including lessees, heirs, devisees, and other parties taking an interest in the Property through that party who participated in actions giving rise to termination of the contract. The protections will continue

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for any party who has received protections through a Certificate of Completion for this Contract, and who did not participate in the actions giving rise to the termination.

#### ENTITLEMENT OF PROTECTIONS AND BENEFITS

17. Fickling Hill and its Beneficiaries are entitled to the protections and benefits in regard to Existing Contamination provided by South Carolina statutes as follows:

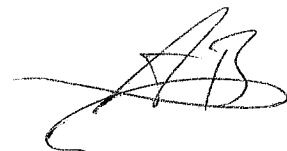
A. Effective on the date this Contract is first executed by the Department:

- 1). Protection from contribution claims under CERCLA § 113, 42 U.S.C. § 9613 and SCHWMA § 44-56-200.
- 2). Protection from third-party claims as provided by S.C. Code Ann. § 44-56-750(H).
- 3). Eligibility to file annual application for Voluntary Cleanup Activity Tax Credits pursuant to the Income Tax Act, S.C. Code Ann. § 12-6-3550 (2014).

B. Effective on the date the Certificate of Completion is issued by the Department.

- 1). The Department's covenant not to sue Fickling Hill and its Beneficiaries for Existing Contamination but not for any Contamination, releases and consequences caused or contributed by Fickling Hill or its Beneficiaries.
- 2). Specific tax credits or additional benefits expressly contingent in South Carolina statutes on issuance of the Certificate of Completion.

C. These Protections and Benefits do not apply to any Contamination, releases, and consequences caused or contributed by Fickling Hill or its Beneficiaries. The Department retains all rights under State and Federal laws to compel Fickling Hill and its Beneficiaries to perform or pay for response activity for any Contamination, releases and consequences caused or contributed by Fickling Hill or its Beneficiaries.

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#### RESERVATION OF RIGHTS BY THE DEPARTMENT

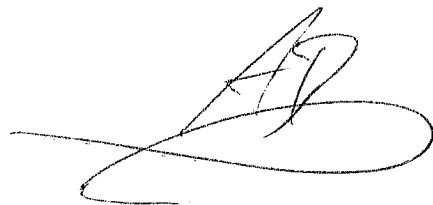
18. Nothing in this Contract is intended to be, or shall be construed as, a release or covenant not to sue for any claim or cause of action, past or future, that the Department may have against any person, firm, or corporation other than Fickling Hill and its Beneficiaries. The Department reserves the right to undertake future response actions at the Site and to seek to compel parties, other than Fickling Hill and its Beneficiaries, to perform or pay for response actions at the Site. Nothing in this Contract shall in any way restrict or limit the nature or scope of response actions that may be taken or be required by the Department in exercising its authority under State and Federal law.

#### RESERVATION OF RIGHTS BY FICKLING HILL

19. Fickling Hill retains all rights to assert claims in law or equity against any person, company, or entity with respect to the Property, except as limited elsewhere by this Contract. Fickling Hill and its Beneficiaries specifically deny responsibility for response costs or damages resulting from Existing Contamination except for Contamination, releases, and consequences they cause or contribute. However, Fickling Hill and its Beneficiaries agree to undertake the requirements of this Contract.

#### BURDEN OF PROOF

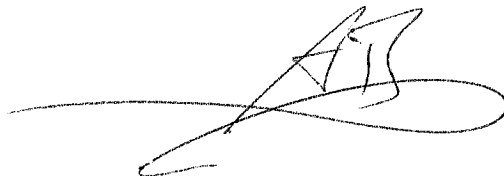
20. Fickling Hill and its Beneficiaries shall have the continuing obligation to demonstrate that any newly discovered Contamination is not caused or contributed by Fickling Hill or its Beneficiaries. Fickling Hill and its Beneficiaries shall make this demonstration to the Department's satisfaction in accordance with State or Federal Law applicable to such newly discovered Contamination. For purposes of this clause, newly discovered Contamination means finding types of Contamination not previously identified at the Property or substantially higher concentrations of Existing Contamination.

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LIMITATION OF CLAIMS BY FICKLING HILL AND ITS BENEFICIARIES

21. In consideration of the protections from the Department under this Contract, Fickling Hill and its Beneficiaries agree not to assert any claims or causes of action against the Department or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Property pursuant to this Contract. This limitation shall not extend to any claims or causes of action resulting from the Department's intentional or negligent acts or omissions, or the Department's willful breach of this Contract.

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**SIGNATORS**

22. The signatories below hereby represent that they are authorized to and do enter into this Contract on behalf of their respective parties.

**THE SOUTH CAROLINA DEPARTMENT OF HEALTH  
AND ENVIRONMENTAL CONTROL**

BY:

DATE:

\_\_\_\_\_  
Daphne G. Neel, Chief  
Bureau of Land and Waste  
Management

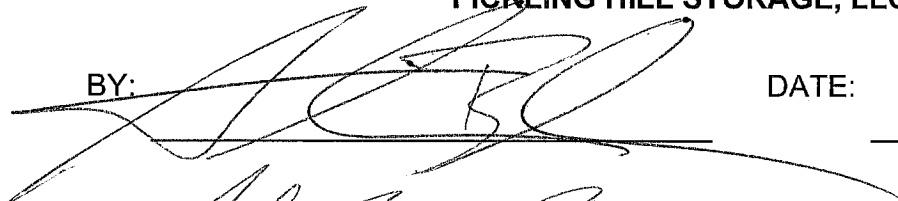
DATE:

\_\_\_\_\_  
Reviewed by Office of General  
Counsel

**FICKLING HILL STORAGE, LLC**

BY:

DATE:

\_\_\_\_\_  
  
\_\_\_\_\_  
Adam Basbow, President  
Printed Name and Title

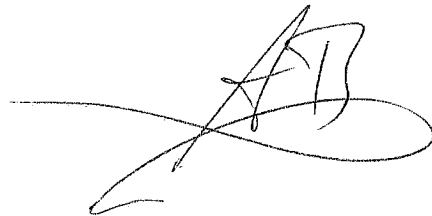
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# APPENDIX A

Fickling Hill Storage, LLC  
Application for Non-Responsible Party Voluntary Cleanup Contract  
May 12, 2016

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